

DESCRIPTION OF THE IRIS HAMILBURG, et.al. LANDS,
THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

PARCEL 1

Beginning for the same at a point in the centerline of the lane leading into the herein described lands, said point being near the end of the county road known as Ferrick Rd. or Spencer's Landing Rd. and said point being, further, the northernmost corner of the lands of Herbert Goldstein (formerly a part of the herein described lands; and running, thence, by and with said Goldstein lands the eight following courses and distances: (1) S 65 59 50 W - 15.66 to an iron pipe, (2) S 65 59 50 W - 810.90 to an iron pipe, (3) S 77 33 W - 365.77 to an iron pipe, (4) S 56 37 20 W - 93.01 to an iron pipe, (5) N 89 36 W - 94.60 to an iron pipe, (6) N 19 40 50 W - 184.13 to an iron pipe (7) S 86 24 W - 300.34 to an iron pipe, and (8) S 86 24 W - 27 more or less to the mean high waters of the Corsica River; thence, by and with the mean high waters of the Corsica River and of Alder Branch the sixteen following courses and distances: (1) N 03 36 50 E - 152.84, (2) N 30 27 W - 191.40, (3) N 49 21 W - 260.97, (4) N 69 12 30 W - 284.53, (5) S 87 45 W - 229.18, (6) N 16 03 W - 227.88, (7) N 36 06 W - 342.83, (8) N 43 08 10 E - 500.18, (9) N 89 03 10 E - 242.03, (10) N 53 12 E - 163.60, (11) N 23 17 20 E - 328.79, (12) N 05 19 40 E - 193.84 (13) N 45 08 30 E - 284.97, (14) N 30 16 20 E - 255.89, (15) N 83 08 40 E - 184.32 and (16) S 58 16 50 E - 403.23; thence, crossing the stream of said Alder Branch S 41 22 50 E - 192.09 to a point in the marsh near the northeast side of said stream and the lands of Helen L. Wright; thence, by and with said Wright lands the five following courses and distances: (1) N 84 30 30 E - 800.00 to a stone near the top of a bank, (2) N 84 30 30 E - 808.52 to a fence corner post, (3) S 16 30 50 E - 1703.99 to a concrete monument, (4) S 73 36 20 W - 1205.84, and (5) S 65 59 50 W - 25.80 to the centerline and end of the aforementioned Ferrick Rd. and the easternmost corner of the aforementioned Goldstein lands and the centerline of the aforementioned lane N 61 51 10 W - 37.99 to the place of beginning. Containing in all 149.347 acres of land, more or less.

PARCEL 2

Beginning for the same at a large stone marking the northernmost corner of the lands of Harrison Wilkins and the easternmost corner of the lands of Helen L. Wright; and running, thence, by and with said Wright lands N 26 17 10 W - 123.49 to another large stone and the lands of Paul Lawrence; thence, by and with said Lawrence lands N 85 35 40 E - 1437.23 to a stone at the base of a dead holly tree and the lands of Verna Crowl; thence, by and with said Crowl lands S 35 37 40 W - 378.03 and S 26 51 30 W - 188.08

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to a stone; thence, still by and with said Crowl lands and the lands of Rayfield Scott and the aforementioned Wilkins lands N 32 23 40 W - 1247.41 to the place of beginning. Containing in all 19.533 acres of land, more or less.

PARCEL 3

Beginning for the same at a point on the southwest side of Parcel 2, said point being S 32 23 40 E - 217.92 from a stone marking the beginning point of said Parcel 2; and running, thence, by and with the lands of Harrison Wilkins N 65 43 10 W - 50.23, along an arc the radius of which is 150' and the chord of which is N 83 20 50 W - 47.71 (Note: the first line is not tangent to this arc) and S 87 30 10 W - 40.00; thence, still by and with said Wilkins lands and the lands of Clarendia Washington along an arc the radius of which is 108' and the chord of which is N 67 38 50 W - 90.77; thence, by and with said Washington lands the six following courses and distances: (1) along an arc of a reverse curve the radius of which is 37' and the chord of which is N 76 30 50 W - 41.08 to an iron pipe, (2) S 74 10 10 W - 52.15 (the parcel is 12' wide at this point), (3) S 69 46 10 W - 400.07, (4) S 67 28 40 W - 100.08 (the parcel is 16' wide at this point), (5) along an arc the radius of which is 37' and the chord of which is S 50 21 10 W - 24.60, and (6) along the arc of a reverse curve the radius of which is 53' and the chord of which is S 43 51 10 W - 23.69 to the northeast side of Popular Grove Rd.; thence, by and with said road N 33 13 50 W - 16.00 to the other lands of Clarendia Washington; thence, by and with said Washington lands the four following courses and distances: (1) along an arc the radius of which is 37' and the chord of which is N 43 51 10 E - 16.54, (2) along the arc of a reverse curve the radius of which is 53' and the chord of which is N 50 21 10 E - 35.24 to an iron pipe, (3) N 69 46 10 E - 552.07, and (4) along an arc the radius of which is 53' and the chord of which is S 76 30 50 E - 58.84; thence, still with said Washington lands and by and with the aforementioned Wilkins lands along the arc of a reverse curve the radius of which is 92' and the chord of which is S 67 38 50 E - 77.32; thence, by and with said Wilkins lands N 87 30 10 E - 40.00, along an arc the chord of which is S 83 20 50 E - 52.79 and S 65 43 10 E - 28.51 to the aforementioned Parcel 2; thence, by and with said Parcel 2 S 32 23 40 E - 28.81 to the place of beginning. Containing in all 0.277 acres of land, more or less.

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Subject to the right of Harrison Wilkins and Clarenda Washington to cross over Parcel 3 in order to gain access to their lands separated by said parcel.

William R. Nuttle
Registered Surveyor

August 22, 1966.

Tax Map #35

Tract 2
Parcel #1 9.90 Ac

Crowl - NB64/499

Iris Hamilburg et al
CWC 9/489

Helen L. Wright
TSP 71/116
Parcel #1
165.50 Ac.

Paul R. Lawrence
CWC 11/-

Charles E. Marsh
TSP 46/89

Verna Crowl
TSP 2/79

Crowl
BHT 17/
439

- | | | |
|----|---------------------|------------|
| 21 | Clarenda Washington | TSP 23/424 |
| 55 | Harrison Wilkins | TSP 29/255 |
| 60 | Rayfield L. Scott | TSP 37/384 |
| 80 | Herbert Goldstein | TSP 71/231 |
| 81 | Harrison Wilkins | TSP 29/255 |

Kimberly

TSP 71/116

Parcel 1 - refers to survey by Elliott Dec. 1936
165.505

Parcel 2

Tract 1 - 149.902

Tract 2 - woodland - 11.08

see TSP 56/426

see also WHC 6¹/₂21 - power line R/W

ASG Jr. 7/70 - 60' R/W for Spemaid's Neck Rd.

TSP 32/222 - 50' " for Spencers Landing Rd.
(to gate)

Begin at intersection two rds

with E $557^{\circ}46'W - 786.1'$ to bend

" $N85^{\circ}06'W - 2096.2$ "

" $N71^{\circ}58'W - 768$ "

" $N72^{\circ}30'W - 398.11$ to pt. in E opp stone on N side

" Spencers Landing $N56^{\circ}01'E - 25.8$ to

" $N63^{\circ}37'E - 1209.05$ to C.M.

" $N26^{\circ}25'W - 1705'$ to Cedar post at cor
Spencers Landing & Palmer
Farm

----- crosses rd to woodland

$N73^{\circ}27'E - 523.26$ to stone and woodland of Lane

with Lane $S36^{\circ}35'E - 124.55'$ to stone and Wilkins

" Wilkins and Wesley Washington $S56^{\circ}36'W - 797.22'$ to E rd.

" E rd. $N43^{\circ}18'W - 12'$ to begin

Parcel 2, tract 1 with Alder Branch

with Hooper farm { --- $S66^{\circ}E - 430 \pm$

$N74^{\circ}30'E - 805.7$ to black walnut

" & Terriek $N74^{\circ}30'E - 1758.4$ to spike in E rd

Kimberly

CWC 9/489

Charles E. Marsh to Iris Hamillburg and Janet H. Carter July 31, 1964

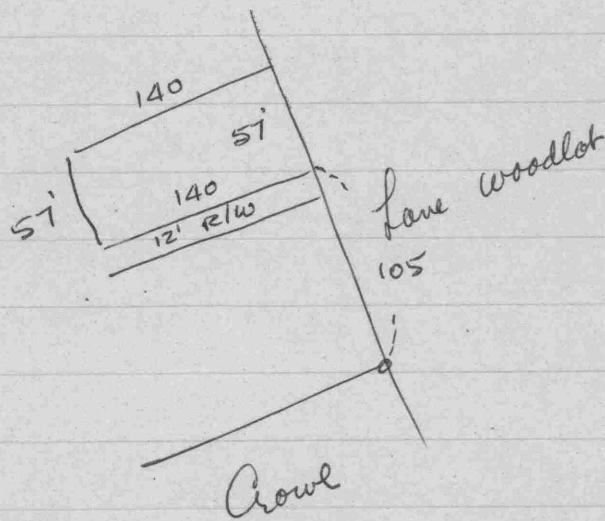
→ Lane to Marsh just prior to this conveyance road - see WHC 6A/195

survey by Shew & Bartlett Feb. 1937

subject to right of Harrison Wilkins and Wesley Washington to cross over this land in a north-south direction to get to other parts of their properties
no plat on record

18729

TSP 37/384 - formerly part of Wilkins



SCHEDULE A

PARCEL NO. 1

ALL that tract of land now or formerly known as "Spencer's Landing", situate, lying and being in the Third Election District of Queen Anne's County, State of Maryland on the waters of Corsica River, and being bounded by the said Corsica River, Alder Branch, the lands of Thomas Marsalis, the lands of James Ferricks and the lands of Mrs. Hall, and being more particularly described by metes and bounds, courses and distances, as follows, to wit:-

BEGINNING for the same at a marked post set in the center of Alder Branch, said post lying South seventy-four degrees thirty-three minutes West eight hundred and no tenths feet ($S 74^{\circ} 33' W 800.0'$) from a large stone set at the top of the bank on the most southerly boundary line of the lands of Thomas Marsalis, and running thence (1) with the said Marsalis' land through the aforementioned stone North seventy-four degrees thirty-three minutes East, sixteen hundred twelve and five tenths feet ($N 74^{\circ} 33' E 1612.5'$) to a cedar post and the lands of James Ferricks, thence (2) with the said Ferricks' land South twenty-six degrees twenty-five minutes East, seventeen hundred five and no tenths feet ($S 26^{\circ} 25' E 1705.0'$) to a concrete monument stone, thence (3) still with Ferricks' land South sixty-three degrees thirty-seven minutes West, twelve hundred nine and five one hundredths feet ($S 63^{\circ} 37' W 1209.05'$) to a stone near the entrance gate of the herein described tract, thence (4)

with the lands of Mrs. S. K. Hall South fifty-six degrees one minutes West, nine hundred three and ninety-eight one hundredths feet (S 56° 01' W 903.98') to a post and an angle in the fence, thence (5) continuing with the lands of Mrs. Hall, South sixty-two degrees twenty-eight minutes, West five hundred thirteen and twenty-two one hundredths feet (South 62° 28' W 513.22') to a post and another angle in the fence, thence (6) still with the lands of Mrs. Hall and through a branch South fifty-eight degrees twelve minutes West, four hundred seventy-six and ninety-five one hundredths feet (S 58° 12' W 476.95') to a large post and still another angle in the fence, thence (7) continuing with the same South eighty-one degrees fifty-nine minutes West, fifty-six and thirty-one one hundredths feet (S 81° 59' W 56.31') to the end post of a water fence, thence continuing still with the same South eighty-one degrees fifty-nine minutes West twenty-five feet, more or less (S 81° 59' W 25') to the mean low water line of Corsica River, thence down and with the several meanderings low water lines of Corsica River to the mouth of Alder Branch, thence with and up the center of said Alder Branch to the place of beginning, containing an area of one hundred fifty-seven and nine hundred and fifteen one thousandths (157.915 A) acres of land, more or less.

SAVING AND EXCEPTING from Parcel No. 1 of "Spencer's Landing farm, all that lot or tract of land situate, lying and being in the Third Election District of Queen

Anne's County, Maryland, which is more particularly described according to a survey made by J. R. McCrone, Jr., Inc., Registered Professional Surveyors, in October, 1962, as follows, to wit:-

BEGINNING for the same at a point in the center line of a road leading from the Spaniard's Neck Road to the Marsh farm; said point being the beginning of the first line of the lands of John A. Bennett as described in a deed recorded in the Land Record of Queen Anne's County, in Liber T.S.P. No. 12, folio 370, and running thence, by and with said Bennett lands the five following courses and distances: (1) South 64 degrees 23 minutes West 20 feet to a concrete monument (2) South 64 degrees 23 minutes West 861.66 feet to a Sassafras tree (3) South 70 degrees 51 minutes West 512.86 feet to a concrete monument (4) South 66 degrees 52 minutes West 477.09 feet to a concrete monument (down) (5) South 86 degrees 38 minutes West 50 feet, more or less, to the mean high waters of the Corsica River; thence by and with the said River the two following courses and distances (1) North 28 degrees 58 minutes 30 seconds East 276.68 feet and (2) North 22 degrees 25 minutes 10 seconds West 167.41 feet to a new division line between the herein described lands and other lands of Charles E. Marsh, thence by and with said new division line the eight following courses and distances: (1) North 84 degrees 43 minutes East 27 feet more or less, to an iron pipe (2) North 84 degrees 43 minutes East 300.35 feet to an iron pipe (3) South 21 degrees 17 minutes East 184.46 feet to an iron pipe (4) North 88 degrees 47 minutes East 94.56 feet to a point

157.915
3.877
154.038

(5) North 55 degrees 00 minutes 30 seconds East 93.00 feet to an iron pipe (6) North 75 degrees 55 minutes 30 seconds East 365.82 feet to an iron pipe (7) North 64 degrees 23 minutes 00 seconds East 811.03 feet to an iron pipe (8) North 64 degrees 23 minutes 00 seconds East 15.66 feet to the center line of the aforementioned road; thence by and with the center line of the said road South 63 degrees 28 minutes East 37.99 feet to the place of beginning. Containing in all 3.877 acres of land, more or less. Being the land granted and conveyed by Charles E. Marsh to Herbert Goldstein, et ux, by deed dated March 9, 1963 and recorded in Liber T.S.P. No. 71, folio 231, a Land Record Book for Queen Anne's County, Maryland.

THE EXCEPTED LOT IS SUBJECT TO THE FOLLOWING
COVENANTS:-

(1) That any home which the Grantee may build on the aforesaid property shall be Colonial or Cape Cod design.

(2) That said Grantee agrees to fence the demised property and to maintain said fence for so long as Charles E. Marsh, shall own the property known as Spencer's Landing.

PARCEL NO. 2

ALL that tract of woodland belonging to the lands now or formerly known as "Spencer's Landing" farm, situate, lying and being in the Third Election District of Queen Anne's County, State of Maryland, adjoining the lands of Dr. Fisher, the lands of Harrison Wilkins, the lands of Henry Deaver, the lands of Dr. Crowl and the lands

of Clarence Wilson, and being more particularly described by metes and bounds, courses and distances, as follows, to wit:-

BEGINNING for the same at a stone placed near a holly tree at a corner where the herein described tract intersects with lands of Clarence Wilson and Lands of Dr. Fisher, and running thence (1) South seventy-five degrees eight minutes West, fourteen hundred and thirty-seven and seven tenths feet ($S 75^{\circ} 08' W 1437.7'$) to a stone and the lands of Harrison Wilkins, thence (2) with the said Wilkins' land South thirty-six degrees thirty-five minutes East, one hundred twenty-four and fifty-five one hundredths feet ($S 36^{\circ} 35' E 124.55'$) to a larger stone, thence (3) still with the said Wilkins' land and the lands of Henry Deaver South forty-two degrees fifty-four minutes East, twelve hundred forty-eight and five tenths feet ($S 42^{\circ} 54' E 1248.5'$) to a stone and the lands of Dr. Crowl, thence (4) with the lands of Dr. Crowl, North sixteen degrees twenty-four minutes East one thousand eighty-three and nine tenths feet ($N 16^{\circ} 24' E 1083.9'$) to a stone, thence (5) with the lands of Clarence Wilson North twenty-five degrees ten minutes East, three hundred and seventy-eight and three one hundredths feet ($N 25^{\circ} 10' E 378.03'$) to the place of beginning, containing an area of nineteen and four hundred sixty-four one thousandths ($19.464 A$) acres of land, more or less.

BEING a part of the same property which was granted by Allan B. Lane and Rose L. Lane, his wife, to Charles

E. Marsh and Anne B. Marsh, his wife, by deed dated September 1, 1954, and recorded among the Land Records of Queen Anne's County on September 1, 1954. The said Anne B. Marsh departed this life, the property thereby devolving unto her husband, the said Charles E. Marsh, alone, and the said Charles E. Marsh, Grantor, herein, having subsequently intermarried with Elizabeth P. Marsh, who waived her inchoate right of dower in the property of the Grantor by Release dated September 25, 1961, and recorded among the Land Records of Queen Anne's County in Liber T.S.P. No. 62, folio 434.

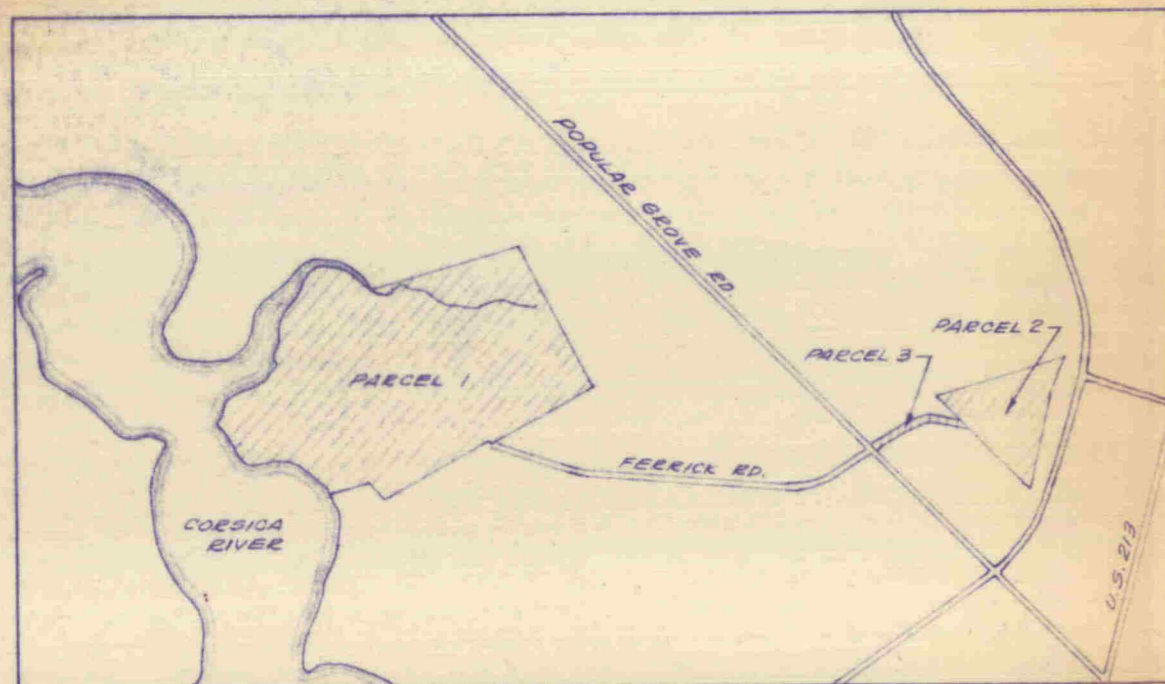
PARCEL No. 3

BEGINNING at an iron pipe on the East side of a public road leading from Spaniard's Neck to Centreville, and which is South 38 degrees 00 minutes East 37.00 feet from the Northwesterly stone, a corner of the Wesley Washington Tract and which is also a corner of lands of Thomas Marsalis and opposite a private road leading to "Spencer's Landing" thence through said Wesley Washington Tract the following 5 courses and distances: North 39 degrees 05 minutes East 16.54 feet, a chord of 37 foot radius curve, to an iron pipe, the point of a reverse curve; thence by a chord of 53 foot radius curve North 45 degrees 22 minutes East 34.87 feet to an iron pipe, the point of tangent; thence with said tangent North 65 degrees 00 minutes East 551.95 feet to an iron pipe, the point of a curve to the right; thence by the chord of 53 feet radius curve South 81 degrees 17 minutes East 58.84

feet to an iron pipe, the point of a reverse curve; thence by the chord of a 92 foot radius curve South 65 degrees 56 minutes East 58.00 feet with the chord of a 92 foot radius curve to the left North 89 degrees 13 minutes East 20.78 feet to an iron pipe the point of tangent; thence by said tangent North 82 degrees 44 minutes East 40.00 feet to an iron pipe, the point of a curve to the right; thence by the chord of a 166 foot radius curve South 88 degrees 07 minutes East 52.79 feet to an iron pipe; thence South 63 degrees 38 minutes East 55.94 feet to an iron pipe on line of lands of Grantor and known as the "Spencer's Landing Adlot", and being the lands to be connected by the land herein described to the public road aforementioned; thence by lands of Grantor South 39 degrees 30 minutes East 16.00 feet to an iron pipe; thence back the following 4 courses and distances: North 71 degrees 16 minutes West 67.94 feet to an iron pipe, the point of a curve to the left; thence by the chord of a 150 foot radius North 88 degrees 07 minutes West 47.71 feet to an iron pipe, the point of tangent; thence by said tangent South 82 degrees 44 minutes West 40.00 feet to an iron pipe, the point of a curve to the right; thence by the chord of 108 foot radius curve South 86 degrees 42 minutes West 14.94 feet; thence South 23 degrees 15 minutes East 17.50 feet to a point on the abovementioned dividing line; thence back through the Wesley Washington Tract the following 7 courses and distances; The chord of a 108 foot

radius curve North 68 degrees 27 minutes West 77.00 feet to an iron pipe, the point of a reverse curve; thence by the chord of a 37 foot radius curve to the left North 81 degrees 17 minutes West 41.07 feet to an iron pipe; thence South 69 degrees 23 minutes West 52.11 feet to an iron pipe; thence South 65 degrees 00 minutes West 399.20 feet to an iron pipe; thence South 62 degrees 43 minutes West 100.07 feet to an iron pipe and the point of a curve to the left; thence by the chord of a 37 foot radius curve South 45 degrees 22 minutes West 24.34 feet to an iron pipe and the point of a reverse curve; thence by the chord of a 53 foot radius curve South 39 degrees 05 minutes West 23.69 feet to an iron pipe on the West line of the Wesley Washington Tract and on the East side of the public road hereinbefore mentioned; thence by the said public road North 38 degrees 00 minutes West 16.00 feet to an iron pipe the place of beginning.

TOGETHER WITH the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.



HELEN L. WEIGHT

NO.	BEARING	DIST.
1	S 65° 59' 50" W	826.56'
2	S 77° 33' 00" W	365.77'
3	S 56° 37' 20" W	93.01'
4	N 89° 36' 00" W	94.60'
5	N 19° 40' 50" W	184.13'
6	S 86° 24' 00" W	327.34'
7	N 03° 34' 50" E	152.84'
8	N 30° 27' 00" W	191.40'
9	N 49° 21' 00" W	260.97'
10	N 69° 12' 30" W	284.53'
11	S 87° 45' 00" W	229.18'
12	N 16° 03' 00" W	227.88'
13	N 36° 06' 00" W	342.83'
14	N 43° 08' 10" E	500.18'
15	N 89° 03' 10" E	242.03'
16	N 58° 12' 00" E	163.60'
17	N 23° 17' 20" E	329.79'
18	N 05° 19' 40" E	193.84'
19	N 45° 08' 30" E	284.97'
20	N 30° 16' 20" E	255.89'
21	N 83° 08' 40" E	184.32'
22	S 58° 16' 50" E	403.23'
23	S 41° 22' 50" E	192.09'
24	N 84° 30' 30" E	1608.52'
25	S 16° 30' 50" E	1703.99'
26	S 78° 36' 20" W	1205.84'
27	S 65° 59' 50" W	25.80'
28	N 61° 51' 10" W	37.99'

I.P. = iron pipe

CORSICA RIVER

ALDER BRANCH

PARCEL 1 - 149.347 Acres

con. mon. set 0.80 from corner on line = 24

fence corner post

con. mon.

HELEN L. WEIGHT

FERRICK ROAD

CHARLES E. MARSH

HERBERT GOLDSTEIN

PLAT OF A SURVEY OF PARCEL 1
SPENCER'S LANDING
3RD DISTRICT, QUEEN ANNES CO., MD.
for James H. Kimberly
Scale 1" = 200' Aug 1966
William E. Nuttle, Reg. Surveyor
Chestertown, Md.

Note: Woods lines, buildings, & lanes taken from U.S.D.A. aerial photo 24035-272-12L; added to plat Feb. 1974.